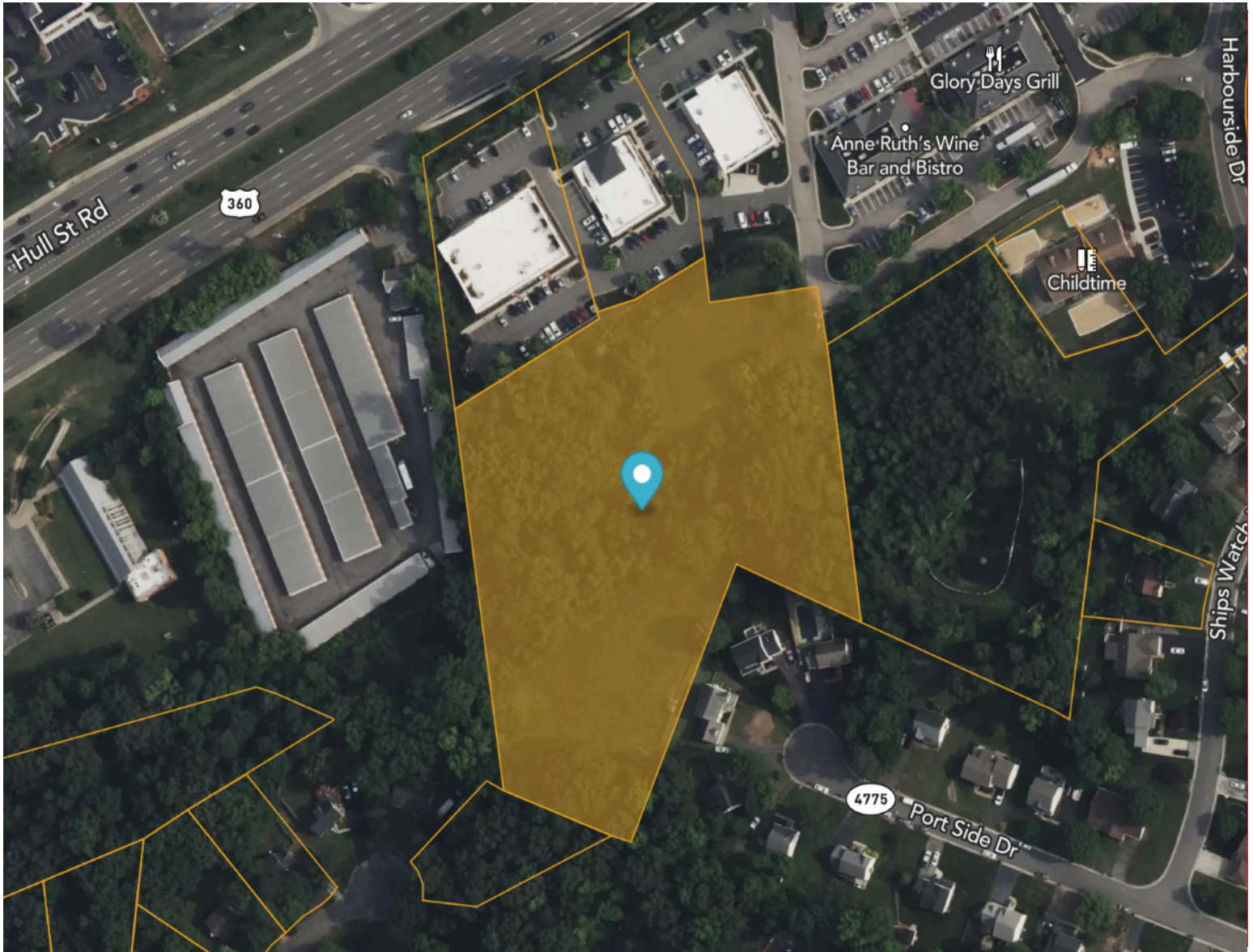


# 4.5 Acres Commercial Land

Day Care, Medical Office, Self-Storage, Laboratory

EXCLUSIVE LISTING


# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 6140 Harbourside Centre Loop

MIDLOTHIAN, VA 23113

 **\$2,200,000**

### PROPERTY HIGHLIGHTS

- ✓ FRONT 1.3 ACRES ZONED C-3
- ✓ BACK 3.2 ACRES ZONED O-2
- ✓ FLAT SITE, GREAT ACCESS
- ✓ ACCESS TO THE SIGNALIZED INTERSECTION OF MOCKINGBIRD LANE AND RT. 360
- ✓ 78,000 VEHICLES PER DAY

**CHRIS CORRADA | 804.833.7909**  
chris.corrada@onesouthcommercial.com



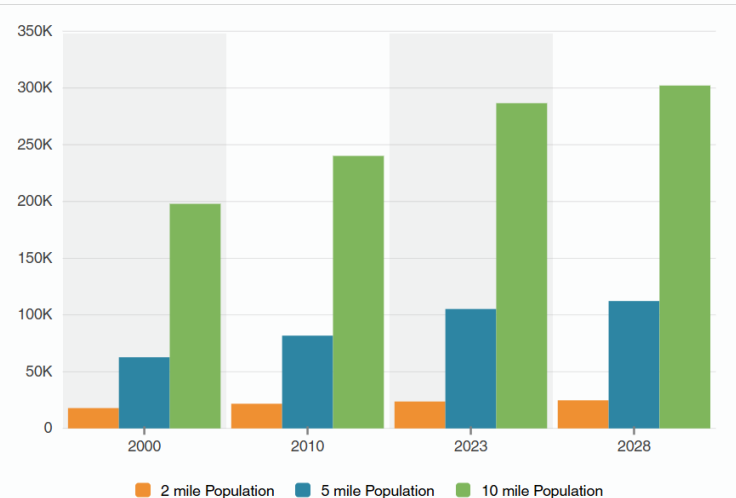
6140 Harbourside Centre Loop is a unique commercial development opportunity located between the densely populated Brandermill, Woodlake and Deer Run neighborhoods in Midlothian, Virginia.

Midlothian is a vibrant and rapidly growing community located just southwest of Richmond. Known for its excellent schools, thriving local businesses, and a rich history dating back to the 18th century, Midlothian offers an ideal blend of suburban tranquility and urban convenience. The area boasts a variety of amenities, including numerous parks, shopping centers, and dining options, making it a sought-after location for both families and professionals.

**QUICK FACTS**

<b>ADDRESS</b>	6140 Harbourside Centre Loop Midlothian, VA 23113		
<b>PID</b>	729-67-37-45-700-000		
<b>ZONING</b>	C-3 & O-2		
<b>LOT SIZE</b>	4.5 acres total		
<b>SALE PRICE</b>	\$2,200,000		

Population



Income

	2 mile	5 mile	10 mile
Avg Household Income	26,422	\$124,568	\$111,621
Median Household Income	11,613	\$106,926	\$91,818





**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENT



**CHRIS CORRADA** | 804.833.7909  
chris.corrada@onesouthcommercial.com

Chris is a Richmond native and industry veteran with extensive experience in real estate investment and development. For 13 years he served as Principal and in-house Broker with Riverstone Properties, managing and growing a diverse portfolio for one of Virginia's prominent families. This provided the opportunity to work in all sectors of commercial real estate.

Prior to joining Riverstone, Chris served as a Vice President and Project Manager with East West Partners of Virginia for 10 years. He holds an MBA with a concentration in Real Estate Development from VCU and an undergraduate degree from East Carolina University.

In 2024, Chris started his consulting company, Double C Real Estate, and joined One South Commercial as an Associate Broker to draw on his experience and help families, businesses and investors evaluate, optimize and grow their commercial real estate holdings.

